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**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA**

In re:

USA COMMERCIAL MORTGAGE
COMPANY,

USA CAPITAL REALTY ADVISORS,
LLC,

USA CAPITAL DIVERSIFIED TRUST
DEED FUND, LLC,

USA CAPITAL FIRST TRUST DEED
FUND, LLC,

USA SECURITIES, LLC,

Debtors.

Affects:

- ☐ All Debtors
- ☒ USA Commercial Mortgage Company
- ☐ USA Capital Realty Advisors, LLC
- ☐ USA Capital Diversified Trust Deed Fund, LLC
- ☐ USA Capital First Trust Deed Fund, LLC
- ☐ USA Securities, LLC

Case No. BK-S-06-10725-LBR
Case No. BK-S-06-10726-LBR
Case No. BK-S-06-10727-LBR
Case No. BK-S-06-10728-LBR
Case No. BK-S-06-10729-LBR

CHAPTER 11

Jointly Administered Under Case No.
BK-S-06-10725 LBR

**MOTION FOR ORDER REQUIRING
EAGLE RANCH RESIDENTIAL,
LLC TO PRODUCE ONE OR MORE
REPRESENTATIVES FOR
EXAMINATION PURSUANT TO
FEDERAL RULE OF
BANKRUPTCY PROCEDURE 2004**

[No hearing required]

Pursuant to Federal Rule of Bankruptcy Procedure 2004, the USACM Liquidating Trust (the "Trust" or "Movant") hereby moves this Court for an order requiring Eagle Ranch Residential, LLC ("Eagle Ranch Residential") to produce one or more representatives, as set forth in the subpoena to be issued under Federal Rule of Bankruptcy Procedure 9016, to appear for examination at the office of Lewis and Roca LLP, 3993

1 Howard Hughes Parkway, Suite 600, Las Vegas, Nevada 89169, on a business day no
2 earlier than ten (10) business days after the filing of this Motion and no later than
3 November 15, 2007, or at such other mutually agreeable location, date, and time, and
4 continuing from day to day thereafter until completed.
5

6 This Motion is further explained in the following Memorandum.

7 **Memorandum**

8 The Movant seeks information concerning various transactions between Eagle
9 Ranch Residential and USACM, the other debtors in the above-captioned cases (together
10 with USACM, the “Debtors”), and the Debtors’ affiliates, subsidiaries, parents, or
11 otherwise related entities. The Movant seeks this information to assist in the collection of
12 the assets and the investigation of the liabilities of the Debtors.
13
14

15 The requested discovery from Eagle Ranch Residential is well within the scope of
16 examination permitted under Bankruptcy Rule 2004, which includes:

17 [t]he acts, conduct, or property or . . . the liabilities and financial condition
18 of the debtor, or . . . any matter which may affect the administration of the
19 debtor’s estate, or to the debtor’s right to a discharge. In a . . .
20 reorganization case under chapter 11 of the Code, . . . the examination may
21 also relate to the operation of any business and the desirability of its
22 continuance, the source of any money or property acquired or to be acquired
23 by the debtor for purposes of consummating a plan and the consideration
24 given or offered therefore, and any other matter relevant to the case or to the
25 formulation of a plan.¹
26

23 **Conclusion**

24 Accordingly, the Movant requests that this Court enter the form of order submitted
25 with this Motion.
26

¹ FED.R. BANKR. P. 2004(b).

1 Dated: September 12, 2007.

2 **DIAMOND MCCARTHY TAYLOR**
3 **FINLEY & LEE LLP**

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